



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

12/7/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 AAA GO CLEAN CAR WASH

SITE PLAN

Project Classification: SITE PLAN
Address: 1109 SAVANNAH HIGHWAY
Location: WEST ASHLEY
TMS#: 3490800006, 012, 014
Acres: 1.26
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000031
City Project ID Name: TRC-SP2017-000031

Submittal Review #: 1ST REVIEW
Board Approval Required: DRB

Owner: MPV PROPERTIES, LLC
Applicant: EMPIRE ENGINEERING, LLC
Contact: THOMAS DURANTE

843-308-0800

tdurante@empireeng.com

Misc notes: Construction plans for a new car wash and associated improvements.

RESULTS: Revise and resubmit to TRC.

2 AMERICAN STAR

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: OAKVILLE PLANTATION ROAD
Location: JOHNS ISLAND
TMS#: 3170000007, 001, 055, 089
Acres: 118.33
Lots (for subdiv): 287
Units (multi-fam./Concept Plans):
Zoning: RR-1

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000056
City Project ID Name:

Submittal Review #: 1ST REVIEW
Board Approval Required: PC

Owner: KEITH LACKEY, ETAL.
Applicant: SYNCHRONICITY
Contact: TODD RICHARDSON

843-203-4766

todd@synchronicity.design

Misc notes: Subdivision concept plan for a new 287 unit residential neighborhood.

RESULTS: Revise and resubmit to TRC; preliminary stormwater technical report & traffic impact study required.

3 RIVERVIEW ESTATES (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: RIVER ROAD
Location: JOHNS ISLAND
TMS#: 3120000, 064, 065, 066
Acres: 45.585
Lots (for subdiv): 48
Units (multi-fam./Concept Plans):
Zoning: SR-1, C

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000057
City Project ID Name:

Submittal Review #: 1ST REVIEW
Board Approval Required: PC, BZA-SD

Owner: MG LOWCOUNTRY ACREAGE, LLC
Applicant: HLA, INC
Contact: RICHARD LACEY

843-763-1166

rlacey@hlainc.com

Misc notes: Preliminary subdivision plat for a 48 lot single family detached subdivision.

RESULTS: Revise and resubmit to TRC.

#4 THE WONDERER VENUE

SITE PLAN

Project Classification: SITE PLAN

Address: 1705 MEETING STREET

Location: PENINSULA

TMS#: 4640600008 & 009

Acres: 1.02

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: UP

Misc notes: Construction plans for a pool venue and associated improvements.

☐ new BP approval tracking

City Project ID #: 170417-1705Meeting StreetRd-1

City Project ID Name: TRC_SP:TheWondererVenue

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Owner: WONDERER VENUE, LLC

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: WOFFORD STRIBLING

admin@earthsourceeng.com

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#5 STONO RIVER COUNTY PARK

SITE PLAN

Project Classification: SITE PLAN

Address: MCLEOD MILL ROAD

Location: WEST ASHLEY

TMS#: 2850000134

Acres: 85.6

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: SR-1, C

Misc notes: Construction plans for a new passive county park.

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000066

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required:

Owner: CHARLESTON COUNTY PARKS AND RECREATION

Applicant: STANTEC

843-740-6332

Contact: JOSH LILLY

josh.lilly@stantec.com

RESULTS: Revise and resubmit to TRC; Construction activity application w/fee, CSWPPP, SCDHEC NOI, SDSM Submittal checklist, USACE jurisdictionla determination, OCRM Critical Line determination & stormwater technical report required.

#6 ASHLEY RIVER ROAD SELF STORAGE

SITE PLAN

Project Classification: SITE PLAN

Address: ASHLEY RIVER ROAD

Location: WEST ASHLEY

TMS#: 3511000037

Acres: 1.16

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

Misc notes: Construction plans for self-storage facility and associated improvements.

☐ new BP approval tracking

City Project ID #: 170418-Ashley RiverRd-1

City Project ID Name: TRC_SP:AshleyRiverRoadSelfStorage

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: SOKOL LLC MORRIS II

Applicant: STANTEC CONSULTING SERVICES, INC.

843-740-7700

Contact: JOHN PROROCK

john.prorock@stantec.com

RESULTS: Revise and resubmit to TRC.

#7 WHITFIELD TRACT

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: WILLIAM MURRAY BOULEVARD

Location: WEST ASHLEY

TMS#: 3060000012

Acres: 18.25

Lots (for subdiv): 2

Units (multi-fam./Concept Plans):

Zoning: GB

Misc notes: Preliminary subdivision plat for a two lot subdivision.

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000058

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: GB

Owner: WHITFIELD CONSTRUCTION CCOMPANY

Applicant: DAVIS & FLOYD

843-554-8602

Contact: ADRIAN MITHCHELL

amitchell@davisfloyd.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#8 CE WILLIAMS MIDDLE SCHOOL (ESP)

SITE PLAN

Project Classification: SITE PLAN

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 3060000011

Acres: 10.0

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: SR-1, DR-6, GO

Misc notes: Early Site Package plans for the site of a school, library and public road improvements.

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000059

City Project ID Name:

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD, BZA-Z

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC.

Contact: CHRIS COOK

843-566-0161

chrisc@adcengineering.com

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#9 CCSD WEST ASHLEY CAMPUS (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 3060000011

Acres: 126.17

Lots (for subdiv): 3

Units (multi-fam./Concept Plans):

Zoning: GO, SR-1, DR-6

Misc notes: Preliminary subdivision plat for a new subdivision and public road and associated improvements.

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000049

City Project ID Name:

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC.

Contact: CHRIS COOK

843-566-0161

chrisc@adcengineering.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#10 CCSD WEST ASHLEY CAMPUS (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 3060000011

Acres: 126.17

Lots (for subdiv): 3

Units (multi-fam./Concept Plans):

Zoning: GO, SR-1, DR-6

Misc notes: Road construction plans for a new subdivision and public road and associated improvements.

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000049

City Project ID Name:

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC.

Contact: CHRIS COOK

843-566-0161

chrisc@adcengineering.com

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.